

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes - Meeting Notice
Thursday, November 19, 2009, 7:30 PM
Council Chambers, Third Floor
Memorial Building, Vernon Town Hall
14 Park Place
Rockville/Vernon, CT**

**RECEIVED
VERNON TOWN CLERK
10 FEB 25 PM 6:24**

1. Call to Order & Roll Call
 - **Meeting called to order at 7:35P.M.**
 - **Regular Members Present:** Lester Finkle, Walter Mealy, Francis Kaplan, Watson Bellows, and Sarah Iacobello.
 - **Alternate Members Present:** Stanley Cohen, Charles Bardes and Victor Riscassi. Charles Bardes to sit for Chester Morgan. Victor Riscassi to sit for Keith Lauzon.
 - **Staff Present:** Leonard Tundermann, Town Planner
 - **Recording Secretary:** James Krupinski.
2. Administrative Actions/ Requests
 - 2.1 Communications received NOT related to Agenda items
 - **None**
 - 2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
 - **Move Item #5.1.4 prior to Item #4.1**
 - **Add 6.2 Schedule for Election of Officers**
 - **Add Item #6.3 Administration**
 - **Francis Kaplan, seconded by Watson Bellows moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**
 - 2.3 Acceptance of Minutes
 - **Francis Kaplan, seconded by Walter Mealy made a Motion to approve the minutes of September 3, 2009.**
 - **Page 2 – correct fifth bullet addition size should state "1,022 sq/ft"**
 - **Page 5 – add to final bullet under application 5.1 "...and that this was not under the jurisdiction of the Planning and Zoning Commission."**
 - **Motion carried unanimously.**
 - **Walter Mealy, seconded by Watson Bellows made a Motion to approve the minutes of September 17, 2009. Motion carried unanimously.**
 - **Francis Kaplan, seconded by Sarah Iacobello made a Motion to approve the minutes of October 1, 2009.**
 - **Add Stanley Cohen to list of Alternate Members Present.**
 - **Add text of Bond amounts to statement by Leonard Tundermann, Town Planner, "Additional Bond posted in the amount of \$44,000.00." on page 2 of 3.**
 - **Motion carried unanimously.**
 - **Charles Bardes, seconded by Stanley Cohen made a Motion to approve the minutes of October 15, 2009. Motion carried unanimously.**
3. Public Hearings

5.1.4 Application [PZ-2009-25] of Elisha Williams for a Special Permit for Massage Therapy at 793 Talcottville Road (Assessor's ID: Map #07, Block #0002, Lot/Parcel #00079)

- **Watson Bellows, seconded by Francis Kaplan made a Motion to Receive and Schedule a Public Hearing on December 17, 2009. Motion carried unanimously.**

4. Old Business

4.1 Plan of Conservation and Development

- **Watson Bellows reviewed Plan of Conservation and Development status. (Attachment A)**

4.2 Other zoning regulation changes for consideration:

- a. Low Impact Development (LID)
 - b. Garden zone;
 - c. Requiring sewers for development within aquifer protection zones;
- **No Action. Continue on the Agenda**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2009-21] of Ray Seraphin for a Special Permit/ Site Plan of Development for a Building Addition for Vehicle Repair and Maintenance at #100 Windsor Avenue. (Assessor's ID: Map #7, Block #30, Lot/Parcel #74A)

- **Watson Bellows, seconded by Francis Kaplan made a Motion to Receive and Schedule a Public Hearing on December 17, 2009. Motion carried unanimously.**

5.1.2 Application [PZ-2009-23] of Gary Patel for a Special Permit/Site Plan of Development to construct a hotel (Springhill Suites Hotel) at #53 Hartford Turnpike (Assessor's ID: Map #01, Block #153, Lot/Parcel #53)

- **Francis Kaplan, seconded by Charles Bardes made a Motion to Receive and Schedule a Public Hearing on January 7, 2010. Motion carried unanimously.**

5.1.3 Application [PZ-2009-24] of Lauren Murphy for a Special Permit for an Independent Massage Therapy Practice at #45 Hartford Turnpike (Assessor's ID: Map #01, Block #158, Lot/Parcel #3E)

- **Francis Kaplan, seconded by Walter Mealy made a Motion to Receive and Schedule a Public Hearing on December 17, 2009. Motion carried unanimously.**

5.1.4 Application [PZ-2009-25] of Elisha Williams for a Special Permit for Massage Therapy at 793 Talcottville Road (Assessor's ID: Map #07, Block #0002, Lot/Parcel #00079)

- **Action taken under Amended Agenda prior to Section 4, Old Business.**

5.1.5 Application [PZ-2009-26] of Ticket Network LLC for a Special Permit/Site Plan of Development for a Commercial Recreational Facility at #60 South Frontage Road (Assessor's ID: Map #29, Block #134, Lot/Parcel # 00001)

- **Watson Bellows, seconded by Walter Mealy made a Motion to Receive and Schedule a Public Hearing on December 17, 2009. Motion carried unanimously.**

[Meeting was reconvened by chairman Finkle after primary adjournment to complete the receipt of Application PZ-2009-22 at 8:48 P.M.]

5.1.6 Application [PZ-2009-22] of Brian Carty for a Special Permit for a Tattoo Studio at 21-29 West Main Street (Assessor's ID: Map #40, Block #90, Lot/Parcel #3).

- **Charles Bardes, seconded by Stanley Cohen made a Motion to Receive and Schedule a Public Hearing on December 3, 2009. Motion carried unanimously.**

6. Other Business

6.1 Additional business to be considered should be introduced under PZC meeting agenda item "#2.2 Amendment / Adoption of Agenda" at the beginning of the meeting.

6.1.1 Election of Officers

- **Watson Bellows requested Election of Officers on the December 17, 2009 meeting.**

6.1.2 Request for Regulation

- **Watson Bellows requested updated copies of the Zoning Regulations and Subdivision Regulations.**
- **Leonard Tundermann, Town Planner indicated that he would have updated copies for presentation to the commission**

7. Adjournment.

- **Francis Kaplan, seconded by Stanley Cohen made a Motion to Adjourn. Motion carried unanimously.**
- **Meeting Adjourned at 8:41 P.M.**

- **Victor Riscassi, seconded by Stanley Cohen moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:51 P.M.**

James Krupinski
Recording Secretary

Attachment A

Page 1 of 2

Tundermann, Len

From: Watson Bellows [chipbell2003@yahoo.com]
 Sent: Wednesday, November 18, 2009 10:04 AM
 To: Tundermann, Len
 Cc: Chet Morgan; waitmealy@aol.com; Lester Finkle; Lester Finkle
 Attachments: Town of Vernon Plan of Conservation Status 11_19_09.docx

Len

Enclosed and below is a POCD status report to be included in tomorrow nites meeting .

Town of Vernon Plan of Conservation & Development Status

November 19, 2009

1. Completed Tasks

a. Meeting with PZC

Purpose: Introduction to Planimetrics personnel, orientation to project plan and develop a list of land use concerns from the PZC members.

Completed: October 22, 2009

b. Orientation tour of Vernon

Purpose: orient Planimetrics personnel with the layout of the town.

Completed: October 20, 2009

c. Public Scoping Meeting

Purpose: gain citizen input on land issues affecting the TOV. It will consist of interactive exercises and open discussion.

Completed: November 12, 2009

Attendance: 62 people. Source: Ralph Zahner hand count

d. Meeting with the Town Planner

Purpose: review the existing Town of Vernon (TOV) POCD and what has been accomplished/ changed since it was completed in 2001.

Completed: October 15, 2009

e. Questionnaires

Purpose: gain input from individuals on TOV boards, commissions and department heads

Completed: November 13, 2009

Metrics on Responses

Boards & Commissions	33
Town Departments	13
Other	1
Total	47

f. Meetings

PZC POCD committee members attended meetings or contacted each of the commission below to discuss the POCD update and distribute the survey questionnaires.

- i. Open Space Task Force-completed
- ii. Conservation Commission-Completed
- iii. Economic development-Completed
- iv. Inlands Wetlands-Completed
- v. Design Review-Completed
- vi. Traffic Authority-Completed
- vii. Board of education-Completed

11/19/2009

Attachment A (cont)

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2. Next Steps

- a. Key schedule dates
 - i. December 10, 2009-PZC Special Meeting to receive the results from the public meeting, questionnaires and interviews with public and civic leaders
 - ii. January 14, 2010 (snow date is January 27,2010)-PZC Special Meeting for a public workshop regarding strategies for Conservation, Development and Infrastructure
 - iii. February 11, 2010-PZC Special Meeting for local boards and commissions to provide input on recommended strategies.
- b. Open items: reserve rooms and develop a publicity plan for the above dates.
- c. Provide a list of people in Vernon to be interviewed by Planimetrics.
- d. Notify organizations selected by Planimetrics to provide presentations to the PZC

Chip Bellows
Chipbell2003@yahoo.com